Box 30

BOOK 6740 PAGE 669

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $ 66200.00

Subscribed and sworn to before me, this the 16 day of DECEMBER 19 85

Affiant

My commission expires: Jan 19, 1986 (Affix Seal)

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
SOUTHEAST TITLE of Tennessee, Inc.
Suite 170, Parkway Towers, 404 James Robertson Pky, Nashville, TN 37219

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Maurice E. Bessire	NATIONAL MORTGAGE CO.
409 Basswood Dr.	P.O.BOX 2098
Nashville, Tn.	MEMPHIS, TENNESSEE 38101-2098
STREET ADDRESS / CITY / STATE / ZIP	STREET ADDRESS / CITY / STATE / ZIP

MAP & PARCEL NO. 090-15-0 031.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, JAMES R. STEWART, JOINED BY HIS WIFE, MARTHA L. STEWART

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO MAURICE E. BESSIRE

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

Being Lot No. 444 on the Plan of Charlotte Park Subdivision, Section VI, of record in Plat Book 2900 at page 7 and 8, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to James R. Stewart by deed recorded in Book 4689 at page 407, Register's Office for Davidson County, Tennessee. The said James R. Stewart is being joined by his wife, Martha L. Stewart, to convey any and all marital interest she may have in said property.

This conveyance is subject to taxes for the year 1985 and subsequent years, easements and restrictive covenants of record, and a Deed of Trust for the benefit of Guaranty Mortgage Co. of Nashville, which the Grantee(s) herein agree to assume and pay.

62563

IDENTIFICATION REFERENCE

Dec 19 10 17 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

THIS IS _____ IMPROVED PROPERTY KNOWN AS 409 BASSWOOD AVENUE, NASHVILLE, TENNESSEE

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand S this 16 day of DECEMBER 19 85

James R. Stewart

James R. Stewart

Martha L. Stewart

Martha L. Stewart

State of Tennessee
County of Davidson

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On this 16 day of DECEMBER, 19 85, before me personally appeared JAMES R. STEWART, JOINED BY HIS WIFE, MARTHA L. STEWART to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

Jan 19, 1986

Notary Public

State of Tennessee
County of _____

On this _____ day of _____, 19____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

Notary Public

WARRANTY DEED

SOUTHEAST TITLE
OF TENNESSEE, INC.
SUITE 170
PARKWAY TOWERS
404 JAMES ROBERTSON PKY
NASHVILLE, TN 37219

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

66000.00- CASH
172.15 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 179.65-
6208A12/19/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

62563

IDENTIFICATION REFERENCE

Dec 19 10 17 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 203142